

WEST COAST LIMITED

(the "Company")

Minutes of the Annual General Meeting of the Shareholders of the Company held via Zoom and in person at the Sandy Lane Estate Beach Club, Sandy Lane, St. James, Barbados on Friday, February 7, 2025 at 3:30 p.m. local time.

SHAREHOLDERS PRESENT IN PERSON OR BY PROXY:	See exhibit "A" for details of proxy holders and corporate representatives	See exhibit "A" for details of proxy holders and corporate representatives
DIRECTORS PRESENT:	Mr. Bernard Gover Maxwell Mulligan Ms. Evelyne Mondou Ms. Beth Myer Professor Sir Errol Walrond Fiona MacLennan Danish Chaudhry	Director (in person) Director (in person) Director Director Director (in person) Director (in person) Director
APOLOGIES:		
BY INVITATION:	Young Estates Ltd. and staff. Mr. Steven Greenidge- Corporate Secretary	
1. CALL TO ORDER:	Mr. Maxwell Mulligan called the meeting to order and welcomed all attendees.	
2. TO APPOINT A CHAIRPERSON & SECRETARY:	Mr. Maxwell Mulligan invited nominations for a chairperson and a secretary to the meeting. Mr. Dwight Platt proposed Mr. Bernard Gover to be the secretary to the meeting and this was seconded by Mr. Jim Taylor There being no objections or other nominations IT WAS RESOLVED that Mr. Maxwell Mulligan be appointed chairman of the meeting and Mr. Bernard Gover secretary to the meeting.	
3. TO CONSIDER NOTICE AND QUORUM OF THE MEETING:	The chairman confirmed a quorum of ninety four (94) shareholders were in attendance at the meeting either in person in the clubhouse or via Zoom. The shareholders present in person or by proxy constituted a quorum for the lawful conduct of the Company's business and the meeting was declared to be properly constituted in	

	accordance with section 11.9 of the Bylaws of the Company.
4. TO APPROVE THE MINUTES OF THE ANNUAL GENERAL MEETING HELD ON FEBRUARY 9, 2024:	The minutes of the Annual General Meeting held on February 9th, 2024 were presented to the shareholders by the chairman for discussion and approval. Mr. Andreas Kusay voted to approve the minutes and this was seconded by Mr. Bernard Gover. There were no reported inaccuracies regarding the minutes. IT WAS RESOLVED that the minutes of the Annual General Meeting of the shareholders held on February 9, 2024 be approved and adopted and that the chairman and secretary of the Company be authorised to sign them.
5. TO CONSIDER ANY MATTERS ARISING FROM THE MINUTES OF THE ANNUAL GENERAL MEETING HELD ON FEBRUARY 9TH, 2024:	The chairman invited the shareholders to discuss any matters arising from the minutes of the Annual General Meeting held on February 9th, 2024 Mr. Jim Taylor was of the view that the roads and the road fund should be discussed at the West Coast Limited (WCL) meeting since it's the meeting where the shareholders are represented. Mr. Jim Taylor made the point that WCL was set up as a company to manage the estate and have granted a license to SLPOA Inc. to run the beach club. Mr. Jim Taylor highlighted the fact that over the last two years over a million dollars has been spent on the roads which have depleted the road fund, but he sees this as a positive thing and thinks that more money should be spent on the roads and hence there is a need to get the road fund topped up. Mr. Dwight Platt, former chairman of the road committee, enquired about the debentures which made up the road fund. Mr. Jim Taylor shared that when he was on the road committee, some of the debentures were cashed in. Mr. Dwight Platt pointed out that during his tenure as chairman of the road committee a lease agreement was entered into between WCL and SLPOA Inc. regarding the beach club and not a license agreement and the lease was very specific about who can do what. Mr. Jim Taylor pointed out that in the past the road and the road committee were part of WCL and reported at the AGMs and was of the view that going forward that is how it should be managed. Mr. David Roe informed the shareholders that the problem arose around the time of the COVID pandemic when the Bylaws of WCL

	and SLPOA Inc. were amended and the road fund was placed under SLPOA Inc. as far as the rules are concerned. Mr. David Roe is of the view that the road fund should not be under SLPOA Inc. as the road fund belongs to all the shareholders and not just the members. Mr. David Roe explained that on Mr. Andreas Kusay's recommendation, payments are made by SLPOA Inc. as this is a VAT registered company which can reclaim the VAT paid and he sees this as understandable and sensible. Mr. David Roe pointed out that the covenants which go back fifty or sixty years stipulated that a committee shall be formed consisting of three to five persons to look after the road fund however persons were hesitant to take on the responsibility by themselves which included the management and investment of 2 to 3 million dollars so it made sense for the road fund to be under one of the two companies and he is of the view that it should be WCL. Mr. David Roe stated that the road fund is for the roads and whether other items should be paid for out of the road fund is a question for the shareholders of WCL to decide. Mr. David Roe also stated that there are no clear rules set regarding what expenses are to be paid from the road fund. Mr. David Roe is of the opinion that the Bylaws of WCL should be rewritten to include the items under the road fund and should be removed from the Bylaws of SLPOA Inc. The Chairman, Mr. Max Mulligan shared with the shareholders that a document will be compiled which will answer any queries received via email before or during the meeting. In response to this, Mr. Peter Hunte expressed dissatisfaction that a number of queries submitted by him via email in response to the General Manager report, which was received a couple days prior to the meeting, were not addressed. Mr. Peter Hunte felt that some of the questions were such that they could have been answered immediately. Mr. Peter Hunte also made it known that he has no confidence in receiving the document promised by Mr. Mulligan, based on a failure to provide information promised from a previous meeting. Mr. David Roe reminded shareholders that at last year's meeting he expressed disappointment that there was no annual report from the chairman of WCL, and while acknowledging the submission of a GM report this year, he was of the view that it came far too late with not enough time for persons to give consideration. Mr. David Roe suggested that the GM report be sent out with the notice of the meeting and that Any Other Business (AOB) be included on the agenda.
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	Mr. Andreas Kusay supported Mr. David Roe's call for AOB to be included on the agenda and sees it as an opportunity to address any matters coming out of the GM's report. Referring to the resolution that was passed last year to stop the use of gas operated blowers and weedwhackers after January 1st of 2025, Mr. Dwight Platt enquired if there was any way that the board can stop the violation of the resolution going forward. Mr. Max Mulligan informed the shareholders that the board have been looking into bringing some of the subcontracted jobs in-house via an estate keeper, who will be driving around in a maintenance golf buggy, being the eyes and ears of the management and board, policing the estate. Mr. Horace Cobham stated that his understanding was that when the management of the beach club was subcontracted out, that the management of the estate was included in the arrangement. Mr. Horace Cobham said that he came to the meeting to speak about the estate and is of the view that there is not an estate management team at all, based on the declining state of the upkeep of the estate. Mr. Max Mulligan explained that there is an estate manager from an admin and accounts perspective, but not in terms of an individual who is on duty everyday who drives around the estate monitoring, checking and looking after things, such as would be found in other gated communities. Mr. Horace Cobham took issue with the idea of hiring an estate keeper and made the point that the estate has always been looked after by the person/entity subcontracted to manage the beach club and even before that, by the in-house manager. Mr. Max Mulligan stated that he knows that Mr. Richard Young does drive around the estate at least once a week and has discussions with the various subcontractors and owners. Mr. Max Mulligan highlighted the fact that there is a contract for road repairs and is of the view that conditions have improved, but things could always be better. Mr. Horace Cobham highlighted the fact that there are various pot holes on the estate that existed for a long time that either have not been fixed or have taken a long time to be fixed, and also spoke about the unkept hedges on verges that are overgrown and are problematic to persons driving. Mr. Horace Cobham is of the view that this is impeding the quality and the look of the estate and thinks that those things can be fixed by someone just noticing them. In acknowledging the points made by Mr. Horace Cobham, Mr. Max Mulligan commented that the board will
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	endeavor to do better. Mr. Max Mulligan is of the opinion that there has been a dramatic increase in persons using the estate who do not live on the estate. Mr. Max Mulligan shared that the hotel decided to monitor on a particular day, how many mini busses come onto the estate as it appears that the Sandy Lane Estate is now a tourist attraction. Mr. Max Mulligan reported that the hotel staff counted 48 mini busses in one day. Mr. Max Mulligan also believes that there is an uptake of persons walking, riding and generally traversing through the estate and thinks that all this may be contributing to the wear and tear and deterioration of the roads etc., while acknowledging that this is also a security issue.
6. TO RECEIVE AND CONSIDER THE AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING SEPTEMBER 30, 2024:	The chairman invited any comments or questions from the shareholders regarding the financial statements. Mr. Peter Hunte pointed out that the information coming from CAIPO showed that the last filing of the financial statements was December 31, 2019 and that the annual returns filed for 2023 were not filed yet. Mr. Peter Hunte expressed concern about a \$3,000 penalty for late filing. The corporate secretary, Mr. Steven Greenidge explained that the penalty relates to the late filing of the annual returns, but this would not apply as the filings for WCL were done on December 27, 2024 and are therefore up to date. Mr. Greenidge pointed that the stamped certified copy of the 2023 return was being held back by CAIPO due to a minor error on the 2019 form that has to be corrected. Mr. Steven Greenidge also explained that the financial statements can be filed in batches and there are no penalties associated with this, rather a fee of \$25.00 for each year filed. Mr. John De Stefano sought clarification/explanation on why the audit and accounting fees figure have increased over last year and queried if this was duplicated with SLPOA Inc. Mr. Max Mulligan's response was that to the best of the board's knowledge there was no duplication but it would be investigated. Mr. Bernard Gover pointed out that the financials that the shareholders are now being asked to vote for only relates to WCL. Mr. Cecil Corbin asked for confirmation that the directors have formally approved the financial statements and have recommended them for adoption by the shareholders. The chairman, Mr. Max Mulligan responded in the affirmative, confirming that this was done.

	Mr. Cecil Corbin proposed that the Audited Financial Statements as shown be adopted by the shareholders. This was seconded by Mr. Andreas Kusay. There were no objections to the approval and adoption of the financial statements. IT WAS RESOLVED that the Audited Financial Statements for the year ending September 30, 2024 be adopted.
7. TO ELECT THE BOARD OF DIRECTORS COMPRISING OF A MINIMUM OF FIVE AND A MAXIMUM OF TEN MEMBERS:	The chairman presented the eight (8) nominees as were received and accepted by the corporate secretary. The nominees for election to the board, to serve until the close of the next Annual General Meeting of 2026 were: • Maxwell Mulligan • Bernard Gover • Danish Chaudhry • Prof. Sir Errol Walrond • Jamie Lumsden • Evelyne Mondou • Beth Myers • Fiona MacLennan The chairman asked for an indication from those who were against the election of the proposed directors. There was no opposition to the election of the nominated directors. IT WAS RESOLVED that the eight (8) director nominees be appointed to the board of directors to hold office until the close of the next Annual General Meeting of the Company unless their tenure is sooner determined in accordance with the Bylaws of the Company or the Companies Act of Barbados.
8. TO CONSIDER ANY RESOLUTIONS PLACED BEFORE THE ANNUAL GENERAL MEETING:	The Chairman read resolution 1 which was submitted by Mr. Jim Taylor of Lot 17x-Wheelton. <u>Resolution 1</u> <i>Reduce the notice time for an EGM to 10 days</i> <i>Explanation:</i> <i>EGMs are called for “extraordinary” reasons and as such may</i>

well be time critical as we've seen this year in dealing with the effects of the hurricane. Technology has moved forward and it is no longer necessary for shareholders to attend face to face meetings as they can join remotely. Therefore, I feel 10 days is sufficient time to both organize the meeting and manage proxy votes etc.

The chairman invited Mr. Jim Taylor and other shareholders to offer any comments on the resolution. Mr. Jim Taylor stated that the intention is to bring WCL and SLPOA Inc. into line as currently, one company says 21 days-notice and the other says 14 days-notice.

The chairman opened the poll to persons in the room and on line in order to vote on the first resolution.

IT WAS NOTED that at the time of voting for resolution 1, the quorum in attendance was eighty-seven (87) shareholders.

On a motion duly made, the resolution was accepted unanimously.

IT WAS RESOLVED that the proposed resolution be accepted.

IT WAS NOTED that eighty-seven (87) votes were in favour of the resolution, there were no votes against the resolution and there were no abstentions.

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The chairman read resolution 2 which was submitted by Mr. David Roe of Lot 100a- Ginger Ridge.

Resolution 2

The by-laws of the company West Coast Limited to include a requirement that no individual can hold more than 5 proxies for any meeting of the company as from the 7th of February 2025.

Submitted by David Roe, lot 100a.

The reason for this is that there is great discontent on the Estate that our meetings are a farce because certain individuals hold around 50% of all the votes attending the meeting. Thus, all decisions are potentially made before the meeting convenes. The old SLPOA unincorporated had this requirement under the leadership of James Campbell. There is a moral requirement that

the decisions of the shareholders should be democratic. This resolution requires a majority of 2 thirds of those attending to pass and I hope that there will not be a proxy block so that in the future the company will be seen to be democratic and transparent. This was the reason that the 3 trustees who controlled the company decided to close the trust and issue 177 share being 1 for each lot some years ago.

The chairman invited Mr. David Roe and other shareholders to offer any comments on the resolution.

In commenting, Mr. Jim Taylor stated that the basis of a democratic process is that persons have the ability to vote in whatever manner they choose. Mr. Jim Taylor pointed out that on occasion in the past it was a struggle to get a quorum and so persons appointing proxies is a way of representing people who in this way are exercising their democratic right. Mr. Jim Taylor is of the view that to take that option away would be undemocratic.

Mr. David Roe responded by acknowledging that for the first time as far as he could remember that 50% of the shareholders are represented at an AGM with 53 in attendance and 41 proxies and commended this. Mr. David Roe stated that he does not wish to make anything undemocratic and agreed that persons can give proxies to whom they want. Mr. David Roe further stated that in the past persons have held 15 – 20 proxies which is not necessarily democratic.

Mr. Peter Hunte added, that it does not leave a good taste in the mouth when a proposal to be voted on is actually decided before the meeting. Mr. Peter Hunte stated that the proxies should be spread about fairly and that the proxy holders and who they are holding proxies for should be published as well as confirmation that the holders have been instructed to vote or not.

Mr. Andreas Kusay stated that as a shareholder he has the right to attend or give a proxy and does not think that he can be forced to go to other shareholders to enquire if they have the limit of proxies or not. Mr. Andreas Kusay further stated that he has to give his proxies to persons he is trusting to execute his decision and does not want to be restricted by rules other than the trust he has in that person to exercise his rights.

The chairman opened the poll to persons in the room and on line in order to vote on the second resolution.

IT WAS NOTED that at the time of the voting for resolution 2, the quorum in attendance was eighty-seven (87) shareholders.

On a motion duly made, the resolution was rejected by a majority.

IT WAS RESOLVED that the proposed resolution be rejected

IT WAS NOTED that eighteen (18) votes were in favour of the resolution, forty-nine (49) were against the resolution and there were twenty (20) abstentions.

Resolution 3

A resolution authorizing the general manager or the members of the WCL board to implement security solutions to the Sandy Lane Estate, the exact specifics of which are to be determined but examples of which have been outlined in the document presented, ensuring that the free access for residents is not inhibited at any point and once the residents of the relevant roads, who own the specific locations of the agreed security solutions, agree in writing.

Submitted by Jim Dover on behalf of Glen Manchester.

The Chairman announced that he has been advised that Resolution 3 was withdrawn from the agenda and made it known that he was not given a reason.

As the subject of resolution 3 was security, the shareholders proceeded to discuss the issue of security. Mr. Jim Taylor commented that many owners on the estate are greatly concerned about the number of persons coming onto the estate and about security generally and queried if the board are considering this and is planning to bring recommendations in one way or another to the shareholders.

Mr. Max Mulligan acknowledged that security is a massive factor as he made mention of his personal experience of an intruder caught on camera casually walking around his property. Mr. Max Mulligan informed the shareholders that it is a topic that is at the forefront of discussions at every board meeting and as the incoming chairman it is on his list of priorities to see something done during his stewardship. Mr. Max Mulligan told shareholders that technology has moved on and there are many ways that security

	can be improved, and that the shareholders can rely on the board to come up with suggestions. Mr. Max Mulligan stated that shareholders will likely see an EGM during the year to vote on suggestions that the board will put forward. Sir Elliott Mottley agreed that technology has moved on and with the cooperation of home owners who live adjoining the main roads, WCL may want to consider the installation of modern technology in the form of cameras which he considers to be adequate at this time. Mr. Max Mulligan agreed that the use of cameras is a good system, while recognizing that working out the logistics to arrive at a solution that works for every-one is going to be a bit tricky, as all the roads are owned by individual home owners and there is no common easement throughout. Mr. Max Mulligan urged everyone to report any incidents they may have so that they can be recorded, as this will assist in getting a set of results, facts and statistics that can be used by the police, by the board and shareholders to make the best assessment of what needs to be done. Mr. Harace Cobham made the point that security is not the only problem, but excessive traffic is also a big problem. Traffic at all hours in the night, loud traffic and the speed of the traffic. Mr. Horace Cobham stated that before he was in the camp that said there should be no barriers, but now he is in the camp that says there must be barriers. The Mr. Horace Cobham pointed out that in the past when barriers were brought up, the challenge was creating access for services like the police, ambulance, fire etc. and these are the things that will have to be taken into consideration. Sir Elliott Mottley pointed out that the main challenge and problem with having barriers is that WCL would be breaking its own covenants which gave the first owners of the lots in the estate the right to pass and repass on all roads on the estate. Mrs. Evelyne Mondou shared that she has a property in a gated community in the USA and they do not have a problem with emergency vehicles accessing the community because there are ways to manage this. Mrs. Evelyne Mondou said the same rules apply regarding access and if someone wants to go through the community the guardian of the community will most likely let them through because in fact, they are not allowed to stop them. Mrs. Evelyne Mondou made the point however that the gates are in place as a deterrent for persons who are not meant to be there.
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	Sir Elliott Mottley pointed out that Sandy Lane Estate is different, as gated communities like Royal Westmoreland and Apes Hill, started out as gated communities from inception and the conveyance to the owners testifies to that. Sir Elliott Mottley said that the only reason WCL remains in existence was to enforce the covenants within the WCL conveyance. Mr. Jim Taylor acknowledged what the covenants says about the right to pass and repass, while also acknowledging that 25 years ago WCL went to the high court to change the covenants so that the Sandy Lane Hotel can do what it has done on certain lots. Mr. Jim Taylor is of the view that if as a body, the shareholders feel that security is a key issue and the only thing standing in the way is the right to pass and repass, there is no reason why the shareholders cannot go to the high court to have that covenant lifted. Sir Elliot Mottley's response was the shareholders will have a fight on their hands as the company that owns his property as well as others will oppose it. The chairman, interrupted the discourse to remind the shareholders that resolution 3 has been withdrawn, but stated that the concerns about security by many shareholders have been noted and the board will endeavour to take on the responsibility to offer solutions to the shareholders to vote upon.
9. TO DECIDE ON THE APPOINTMENT OF AN AUDITOR TO AUTHORIZE THE DIRECTORS TO FIX THE AUDITOR'S REMUNERATION AND DISCUSS ANY MATTERS RELATED THERETO.	The chairman announced that the board is proposing that RS Financial Services, the incumbent, be reappointed as the auditor for the Company and asked if anyone was against the proposal. Mr. John De Stefano indicated that he was against the reappointment of the proposed auditor. The reasons offered by him was that they are the only incumbent and so there is no competition. Mr. De Stefano then queried why the audit fee has gone up and whether the board decides the remuneration of the auditor or do they say how much they are going to charge. Mr. Andreas Kusay commented that he has never seen two auditors put before the shareholders for them to decide upon, and pointed out that usually auditors are appointed or reappointed for a certain period and for good governance maybe changed at a point in time, usually after five years or whatever is determined by the board and shareholders. Mr. Bernard Gover is of the view that five years is a reasonable time, pointing out that R S Financial Services were appointed via a tendering process three years ago and they were the cheapest.

	IT WAS RESOLVED that RS Financial Services are re-appointed as the auditors of the Company for the ensuing year to hold such office until the close of the next Annual General Meeting of the Company. IT WAS NOTED that over 2/3rd of the votes were in favour of the decision to reappoint R. S Financials Services IT WAS FURTHER RESOLVED that the board of directors be authorised to negotiate and approve the remuneration of the auditor.
10. CONFIRMATION OF THE DATE OF THE NEXT ANNUAL GENERAL MEETING OF THE SHAREHOLDERS	IT WAS RESOLVED: that the date of the next meeting will be February 6th, 2026 with the time of day to be decided and communicated to the shareholders
11. A.O.B (not on the agenda)	Some shareholders objected to ending the meeting without having the opportunity to discuss AOB. It was generally felt that this is a standard agenda item for AGMs and so the opportunity was given to shareholders to discuss AOB, with the caveat to limit the discussion to WCL issues and not to include things like neighbourly disputes etc. Mr. John De Stefano is of the view that any campaign to install gates on the estate would be futile as his proposal to put a gate at a cul-de-sac was rejected in the past, as well as there are two public roads running through the estate. In response Mr. Max Mulligan acknowledged that coming up with the correct solution to the security issue is a complicated matter, but promised that the board will endeavour to do its best. Mr. Peter Hunte enquired as to who were on the architectural committee, who were the consultants and what are they being paid. Mr. Mulligan named the committee members Mrs. Evelyne Mondou, Mrs Beth Myers and himself and Mr. Billy Bain (planning advisor) and Mr. Mark Thompson (Locally registered architect) as consultant professionals. Mr. Max Mulligan stated that he could not provide the actual fees right now but Mr. Thompson was paid per application and Mr. Bain by the hour. Mr. Max Mulligan informed the shareholders that Mr. Bain and Mr. Thompson were working with the committee to update the architectural rules and regulations and they have a document which the committee believes covers all the bases and which the committee will be seeking a legal opinion on.

	Mrs. Beth Myers informed shareholders that one of the things that the updated regulations is proposing is that when a home owner has a project, that they would be asked to cover the professional fees of the town planner and the architect to make sure that this is not covered by all of the owners. Mr. David Roe shared with everyone and particularly the new owners that the estate fees for WCL are voluntary and can never be mandatory. Mr. David Roe complemented the fact the of 177 lots, 169 paid estate fees showing that most people are happy to participate. Mr. David Roe raised the matter of what he refers to as a misunderstanding about the lane going from Bennetts Road to West Ridge Road, which is called Charlie's Road. Mr. David Roe stated that the legal owners of the road is the Sandy Lane Hotel and not WCL. Sir Elliott Mottley disagreed with Mr. David Roe that Charlie's Road is owned by the Sandy Lane Hotel. Sir. Elliott Mottley said that the hotel stopped fixing this road because they accepted that they did not own it. Mr. David Roe also spoke of Molyneux Road, stating that he has in his possession a certified plan from Town Planning dated 1971 and a stamped copy from Town Planning dated 2017 showing that it is a public road, as well as a letter from SLPOA Inc. dated 1978 confirming to the government that WCL through SLPOA Inc. makes no claim that it is a private road. Mr. David Roe further stated that in the last four years, there have been a movement to claim that Molyneux Road is a part of WCL. Mr. David Roe cautioned shareholders that if WCL wants to adopt Molyneux Road it is going to be very expensive to maintain, as the potholes are appalling and it is used as an open road with a tremendous amount of traffic. Regarding the architectural committee, Mr. David Roe stated that he does not understand why WCL is employing and paying architects and planning consultants. Mr. David Roe stated that west coast architectural committee only has one responsibility and that is to ensure that the covenants are complied with and that Town Planning has all the other responsibilities regarding what can be built, the rules & regulations etc. Mr. Horace Cobham disagreed with Mr. David Roe's statement regarding the responsibility of Town Planning versus the
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	committee. Mr, Horace Cobham said, his understanding was a SLA which devolves the responsibility of approval of housing within Sandy Lane Estate to WCL and therefore an owner can choose not to go to Town Planning and just rely on WCL approval. Mr. Horace Cobham bought up the matter of construction noise and the non-adherence to the rules around construction within the estate. Mr. Horace Cobham claimed that work is being done every day and even at night. Mr. Horace Cobham is of the view that when approval is given that owners of the project need to sign an agreement that has penalties associated with it to adhere to the rules of the estate. Mr. Max Mulligan encouraged shareholders to report to management any instances they see where persons are not abiding by the rules. Mr. Andres Kusay queried if there was a particular reason why the yearly road closure is scheduled for Sundays and suggested that it would make more sense to close the roads on a day when there are more cruise ships for example, when people would really feel that they are private roads. Mr. Raymond Mckenzie requested confirmation that the land tax for Lot 40 and for the beach club are being paid. This was answered in the affirmative by Mr. Max Mulligan to which Mr. Raymond Mckenzie then requested a copy of the bill or receipt. Mr. Max Mulligan answered that it will be included in the document. Mr. Peter Hunte stated that he looks forward to receiving the promised reply to the issues and questions raised and thanked the board for their voluntary service and looking forward to the year ahead.

There being no further business the meeting was terminated at 5:13p.m.

Read and confirmed this day of 2025.

Chairman

Secretary

EXHIBIT "A"

West Coast Limited - Attendees List 2025

WEST COAST LIMITED			HOLDER OF PROXIES & PROPERTY OWNER	PROXIES For LOT#	SHAREHOLDER	BENEFICIAL OWNER	Proxy Submitted
ATTENDANCE IN PERSON							
1	Lot 26	Callalou	Bernard Gover	26	Spring Limited	Bernard Gover	Yes
				31A	Sandy Greens Inc.	Andrew & Madelaine Weber	Yes
				130	Cobblers Holding Limited	Andrew & Madelaine Weber	Yes
				142	Crescent Villa Limited	Andrew & Madelaine Weber	Yes
				143	Half Moon House	Andrew & Madelaine Weber	Yes
				144	Good Hope Estates Inc.	Andrew & Madelaine Weber	Yes
				52	Nigel Nicholls	Nigel Nicholls	Yes
				53	Nigel Nicholls	Nigel Nicholls	Yes
				97	David Mitchell	David Mitchel	Yes
				99	Brian Jones	Brian Jones	Yes
				66	Nicholas Dulken	Nicholas Dulken	Yes
2	110	Al Hambra	Maxwell & Suzanne Mulligan	110	Maxwell & Suzanne Mulligan	Maxwell Mulligan	Yes
1	16,17	Sandy Lane House	John De Stefano	Nil	Capital Ventures 16 Ltd.	John De Stefano	No
				Nil	Relando (Barbados) Ltd.	John De Stefano	No
1	100 A	Ginger Ridge	David Roe	Nil	David Roe	David Roe	No
				122	Second Thought Limited	Maurizio Nicolis Di Robilant	Yes
				123	Second Thought Limited	Maurizio Nicolis Di Robilant	Yes
				132	Second Thought Limited	Maurizio Nicolis Di Robilant	Yes
1	27	Moondance	Fiona MacLennan	27	NWZ Holdings Ltd	Fiona MacLennan	Yes
1	70A	Equinox	Andreas Kusay	70A	Woodhaven Investments Limited	Andreas Kusay	Yes
2	17X	Wheelton	Jim & Elizabeth Taylor	17X	Green Wheel Investments Ltd.	Jim & Elizabeth Taylor	Yes
2	120	Aurora	Gary & Beverley Widdowson	Nil	Auroro Global Assets Corporation	Gary Widdowson	No
				41	41 Sandy Lane Investments	Michael Kent	Yes
1	87	Mahogany	Peter Kershaw	87	Bashiqi Ltd	Peter Kershaw	Yes
				89	LVSH Holdings Limited	Virginia Shaw	Yes
				90	LVSH Holdings Limited	Virginia Shaw	Yes
				90A	LVSH Holdings Limited	Virginia Shaw	Yes
				101	Broadley & Associates Ltd.	Virginia Shaw	Yes
1		Young estates	Richard Young	42	Cluetrain Ltd	Robert Ferriz	Yes
				70	Hazelbury Investment Limited	Martin Long	Yes
				124	Rum Manor BVI Limited	Albert & Alexandra Rome	Yes
1		Olivewood		101A	TVLS Holdings Limited	Peter Armitage	Yes
1		Ledmore Capital	Jim Dover	49	Argad Investments Ltd.	Ian Adam Smith	Yes
				152	Carl Pointon	Carl Pointon	Yes
				131	Ledmore Sandy Lane Lot 131 Property Ltd.	Glen Manchester	Yes
				133	SL lot 133 Holdings Inc.	Glen Manchester	Yes
				134	Roseorchid Holdings Investments Ltd.	Glen Manchester	Yes
				136	Rosefern Holdings Ltd.	Glen Manchester	Yes
				141	Ledmore SL Lot 141 Property Ltd.	Glen Manchester	Yes
2	28	Horizons	Roberto & Vera Berloni	28	Excellent Management Services	Roberto Berloni	Yes
1	34	villa 34	Errol Walrond	Nil	Errol Walrond	Errol Walrond	No
				104	Mata Nan Kumari Boodhoo	Mata Nan Kumari Boodhoo	Yes
1	81	Phoenix	Jean-Philippe Beique	81	Quintox Holding	Jean-Philippe Beique	Yes
2	103	Jackson Heights	Dwight & Sage Platt	Nil	Windfell International Inc.	Dwight Platt	No
1	84	La Doce Vita	Simon Long	Nil	Fortuna Adventures Inc.	Simon Long	No
1	71	Zackabou	Horace Cobham	70	Arcliff Investment Co.	Horace Cobham	Yes
1	50	Whitehall	Peter Hunte	Nil	Peter Hunte	Peter Hunte	No
				59	Sandpiper International Property Inc.	Robert Willett	Yes
1	86A	Edwin Thirlwell	Miramar	86A	Maranatha Limited	Edwin Thirlwell	Yes
1	63	Lexa Milton	Dead Calm	Nil	Twyford Investment Inc	Lexa Milton	No
1	31	Ariena	Cecil Corbin	Nil	Cecil Corbin	Cecil Corbin	No
27							

WEST COAST LIMITED ATTENDANCE ZOOM			HOLDER OF PROXIES & PROPERTY OWNER	PROXIES For LOT#	SHAREHOLDER	BENEFICIAL OWNER	Proxy Submitted
1	10/10A/11	Laughing Waters	Laura Seymour	2	Mersey Investments Limited	J.P. McManus	Yes
				44	Bayrise Investments Inc.	J.P. McManus	Yes
				2A	Sandy Lane Hotel Co. Limited	Sandy Lane Hotel	Yes
				32	Sandy Lane Hotel Co. Limited	Sandy Lane Hotel	Yes
				37	Sandy Lane Hotel Co. Limited	Sandy Lane Hotel	Yes
				54	Sandy Lane Hotel Co. Limited	Sandy Lane Hotel	Yes
				4	Axton International Ltd	John Magnier	Yes
				5	Erin Ventures Limited	John Magnier	Yes
				10	Ten Sandy Lane Limited	John Magnier	Yes
				10A	Reyal Holdings Limited	John Magnier	Yes
				11	Reyal Holdings Limited	John Magnier	Yes
				19	Alonex International Ltd	John Magnier	Yes
2		Golf Club Road	Tammiann Gibbs	105	Cactus Resources Ltd.	Derrick Smith	Yes
				106	Ardnore Consulting Ltd.	Derrick Smith	Yes
				107	Cactus Investments Ltd.	Derrick Smith	Yes
				108	Manor Investments	Derrick Smith	Yes
				118	KUP Realty Trust Ltd.	Daniel Desmond	Yes
				119	KUP Realty Trust Ltd.	Daniel Desmond	Yes
3	30	Casa Blanca	Evelyn Mondou	30	Lahinch Holdings Limited	Evelyne Modou	Yes
4	100	Bohemia	Justin Moryto	100	Walsingham Financial Corporation	Ludmila Strapec	Yes
5	39	Bon Vivant	Beth Myers	39	Bon Vivant Ltd	Beth Myers	Yes
6	80	Rose of Sharon	Peter Norrie	80	Logos Investment Ltd.	Peter Norrie	No
	112	Halle Rose		112	Spy Glass Holdings Ltd.	Peter Norrie	No
7	22	Amberley	Danish Chaudhry	22	Amberly Investments Holdings	Danish Chaudhry	No
8	157	Jamoon	Anna Marie Quaradeghini	Nil	Octopus Limited	Anna Marie Quaradeghini	No
9	8 & 9	Heronetta	Wendy Breck	Nil	Wendy Breck	Wendy Breck	No
				Nil	Wendy Breck	Wendy Breck	No
				24	Gustave Pucci-Sisti Maisonrouge	Gustave Pucci-Sisti Maisonrouge	Yes
10	115	Ninfea	Massimo Cecchi	Nil	Burford Corporation	Massimo Cecchi	No
11	98	Crystal Clear	Raymond McKenzie	Nil	Individual	Raymond McKenzie	No
12	135	Windsong	Nina Georgladi	Nil	Windsong Properties Ltd	Nina Georgladi	No
13	148	Palm Tree Villa	Jane Palmer	Nil	Louched Family Holdings Inc.	Jane Palmer	No
14	72	Kimbran	Lucille Moe	Nil	Lucille Moe	Lucille Moe	No
15	146	Ca Limbo Villa	Joanna Birch Jones	Nil	146 Sandy Lane L P	Joanna Birch Jones	No
16	147	Filoli	Christopher Parra	Nil	One Caribbean Estates Limited	Christopher Parra	No
17	129	Happy Trees	Ralf Gerlach	Nil	Ralf Gerlach	Ralf Gerlach	No

Attendance in person = 27 persons

Attendance on Zoom = 17 persons

Total Attendees = 87 of which 63 are by proxy or authorised representatives